



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



16 Blenheim Close
Louth
LN11 0HX

£145,000

This spacious and well maintained semi detached home lies in this quiet cul de sac within Louth. Offered for sale with NO FORWARD CHAIN, the property does require some cosmetic updating but has fantastic potential for the first time buyer or family markets. Standing in beautifully maintained gardens to the front and rear, the property has the benefit of full uPVC double glazing and gas central heating system, as well as a single garage and ample parking available to the rear. Internal viewings are highly recommended in order to fully appreciate the potential on offer, comprising of; Hallway, lounge, kitchen dining room, conservatory, three bedrooms and bathroom suite.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

Email: Louth:

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

11' 1" x 6' 0" (3.387m x 1.838m)

uPVC door to front opens into entrance hallway. Radiator, stairs to first floor landing

Lounge

11' 0" x 14' 6" (3.356m x 4.416m)

uPVC window to front, uPVC window to side, coving to ceiling. Fireplace housing electric fire. radiator

Kitchen dining room

9' 11" x 14' 6" (3.011m x 4.410m)

uPVC window to rear. uPVC window to side, range of fitted units incorporating stainless steel sink with draining board, plumbing for washing machine and connections and space for cooker. Tiled splashbacks. Door to side opens into rear lobby, with further door leading to conservatory

Conservatory

10' 5" x 8' 7" (3.174m x 2.619m)

uPVC door to side leads into rear garden

First Floor Landing

leading to all bedrooms and bathroom / w/c

Bedroom 1

10' 11" x 9' 11" (3.33m x 3.025m)

uPVC window to front, radiator

Bedroom

10' 9" x 12' 5" (3.278m x 3.796m)

uPVC window to rear, radiator

Bedroom 3

6' 8" x 10' 5" (2.037m x 3.164m)

uPVC window to front, radiator, built in storage cupboard

Bathroom

5' 7" x 5' 2" (1.69m x 1.585m)

Opaque uPVC window to rear, panelled bath, pedestal wash basin, radiator, tiled walls.

W/C

5' 9" x 2' 9" (1.755m x 0.83m)

Opaque uPVC window to rear, low flush w/c, radiator

Garage

16' 0" x 8' 3" (4.889m x 2.506m)

Up and over door, accessed to the rear of the property

2

Outside

The front of the property is accessed by picket gate and fencing leading to a pathway approaching the front door, with a large lawned garden to the front. The rear garden is also beautifully maintained with lawn and established borders, with private patio area, enclosed by tall wood panel fencing. Gated access to rear leads to the access to the single garage

Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





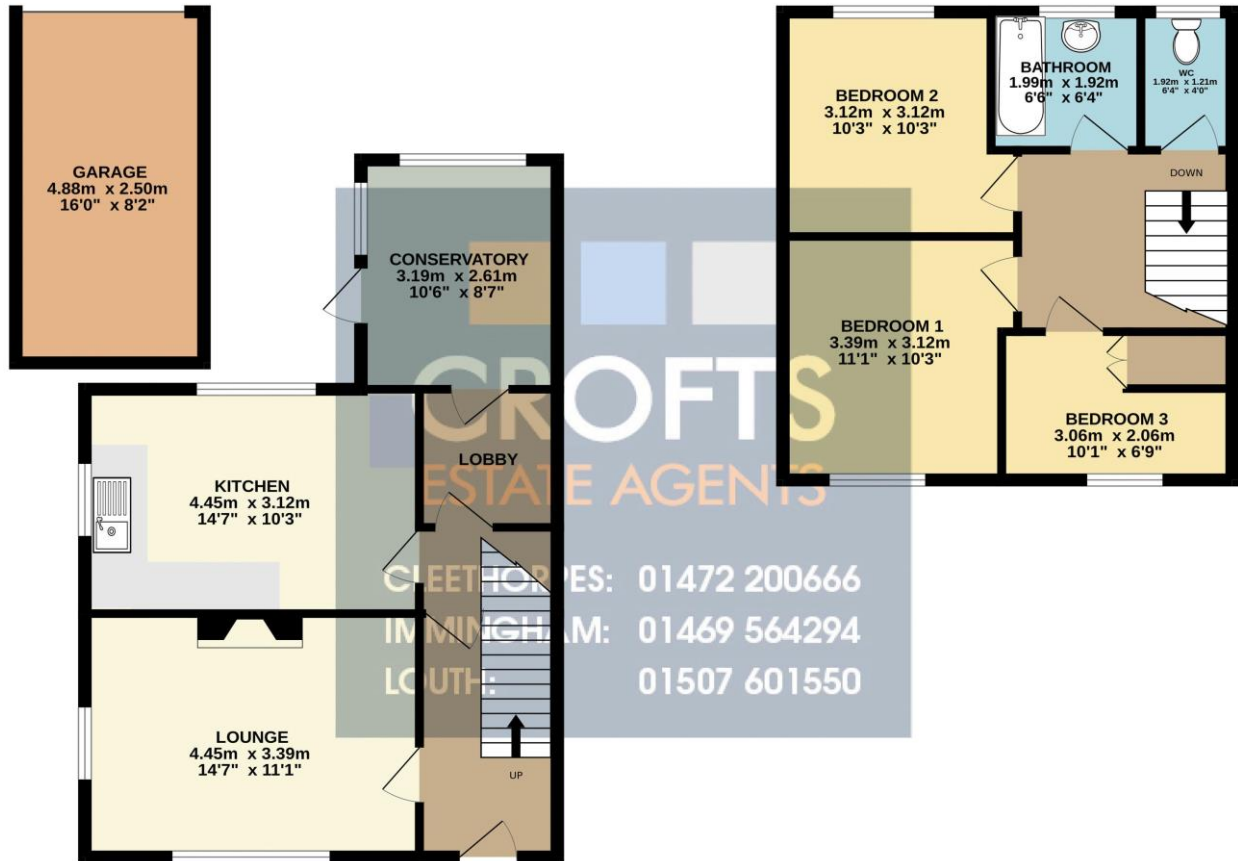


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
60.9 sq.m. (655 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 99.8 sq.m. (1074 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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